



April 9, 2009

Scott Ingalls, AICP
Zoning and Subdivision Administrator
City of Frisco
6101 Frisco Square Blvd.
Frisco, TX 75034

RE: Landscape Screening for Teel Village, 8811 Teel Parkway

Dear Scott,

Please find attached 12 copies of the proposed Landscape Screening Plan for the area between the Teel Village Shopping Center and the back of the houses on Sparks Drive. Per the previous docket information provided to the Planning and Zoning Commission I will not go into the long history of the site and the landscaping/screening issues that have come up, I will concentrate on the recent history.

On February 16th you attended with neighbors, owner's representative, one of the owners and me a meeting at the shopping center to discuss our plans for the screening. As I recall approximately 10 to 15 of the adjacent homeowners (several husbands and wives) attended the meeting along with the president of their HOA, Ray Welman. The neighbors had some concerns with noise, trash pickup time and other operational aspects of the center which although not directly associated with the screening could benefit from our proposal. Matt Taylor from SMR landscape Architects made a presentation concerning the type, location and species of trees that we are proposing. The plan was worked out over several weeks with Darrell Bagley from your office. The plan went over fairly well but the discussion turned to another issue that the homeowners had, a vacant lot on Sparks still owned by the developer. It seems that this lot which backs up to the shopping center is used as a cut thru from the property to the subdivision. The neighbors do not like this ease of access to their street; the vacant lot does not have a fence like the rest of the homes on the street. We proposed to help the neighbors by building a fence to match that along the back of their homes.

We have been working with the owner of the vacant lot to get permission to build the fence. First we planned on building the fence at the top of the slope on our property but we were informed that a wood fence (similar to existing fences) could not be built on the commercial site. This further complicated the idea but we finally worked out a fence design. The fence will be wood with metal post, be 8 feet in height and so similar material to the existing fences.

Now to the landscaping portion of our requested screening. We are proposing a double row of Leyland Cypress trees. This equates to 25 container grown trees that will be

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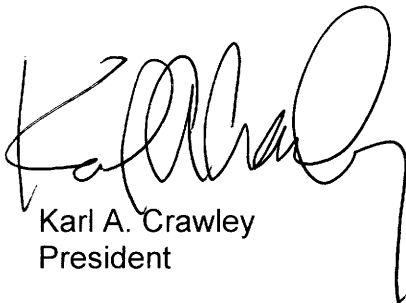


planted within the sloped area between the homes and the rear of the shopping center. The staggered rows will have trees with a minimum height of ten feet located adjacent to our neighbor's eight foot fence. This will afford immediate help in screening the back of the center which as you recall is in many locations along this common line ten plus feet below the backyard elevation of the homes. The second row of trees will be located slightly down the hill, but because of the growing pattern of the Leyland Cypress should fill in quickly. The existing shrubs that are not in the way of the trees will remain.

Just planting new trees is only part of the overall solution, the watering or problems with watering the previous trees and shrubs is why we are here. As part of the landscape upgrade, new irrigation will be tied into the system to provide bubblers at each tree. This water conserving irrigation will ensure the viability of the trees. The irrigation system, new and old, will be put on a separate meter in order to ensure that we can better monitor any problems which may come up in order to avoid the previous issues.

Overall, we think we have worked out a good solution that will give our neighbors better screening than a six foot brick wall which is shorter than their fence and provide visual and sound protection for their homes. As part of this effort the agreed construction of a fence to prohibit access to Sparks from our site, although not part of the plan before P&Z will provide a benefit to both parties.

Thanks for your patience and understanding, in this matter and please call me if you have any questions.



Karl A. Crawley
President

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